024.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	690,100 / 690,100
					USE VALUE:	690,100 / 690,100
					ASSESSED:	690,100 / 690,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSADO EVERETT
Owner 2:	
Owner 3:	
Street 1:	67 TEEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROSADO EVERETT -
Owner 2:	SPENCER ROSALYN -
Street 1:	67 TEEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,375 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 1296 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5375.000	225,100		465,000	690,100
Total Card	0.123	225,100		465,000	690,100
Total Parcel	0.123	225,100		465,000	690,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.48 | /Parcel: 532.4

Legal Description

User Acct

15977

GIS Ref

GIS Ref

Insp Date

07/28/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 024.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	225,200	0	5,375.	465,000	690,200	690,200	Year End Roll	12/18/2019
2019	101	FV	189,900	0	5,375.	494,100	684,000	684,000	Year End Roll	1/3/2019
2018	101	FV	189,900	0	5,375.	360,400	550,300	550,300	Year End Roll	12/20/2017
2017	101	FV	194,600	0	5,375.	313,900	508,500	508,500	Year End Roll	1/3/2017
2016	101	FV	194,600	0	5,375.	267,400	462,000	462,000	Year End	1/4/2016
2015	101	FV	184,100	0	5,375.	261,600	445,700	445,700	Year End Roll	12/11/2014
2014	101	FV	184,100	0	5,375.	215,100	399,200	399,200	Year End Roll	12/16/2013
2013	101	FV	184,100	0	5,375.	204,600	388,700	388,700		12/13/2012

!1983!

PRINT

Date	Time
12/10/20	17:30:43

LAST REV

Date	Time
09/11/18	11:07:22

danam

1983

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSADO EVERETT,	70877-117		4/17/2018	Estate/Div	245,000	No	No		
ROSADO EVERETT/	70838-337		4/6/2018	Convenience	1	No	No		
PEREZ-MORAN MAR	35001-128		3/8/2002	Family	1	No	No		
	16691-493		1/1/1986		145,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/10/2018	925	Re-Roof	9,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2017	Inspected	PH	Patrick H
7/22/2017	MEAS&NOTICE	HS	Hanne S
3/27/2009	Meas/Inspect	189	PATRIOT
3/24/2009	Measured	372	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT
7/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	15977
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

Total AC/HA: 0.12339 | Total SF/SM: 5375 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 465,002 | Spl Credit | Total: 465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	76300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349585
Depreciation:	124452
Depreciated Total:	225133

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

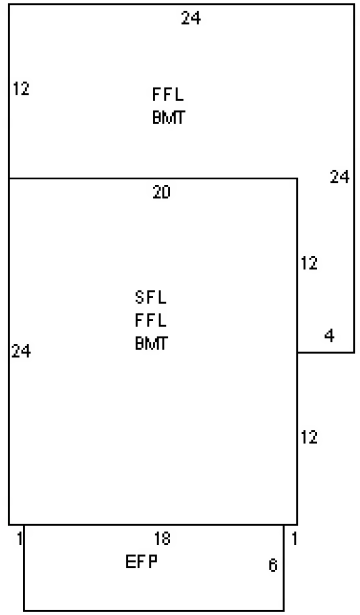
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	101.40
Final Total:	225100	Val/Su SzAd	173.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	52.120	42,529
FFL	First Floor	816	173.730	141,762
SFL	Second Floor	480	173.730	83,389
EFP	Enclos Porch	108	51.900	5,606
	Net Sketched Area:	2,220	Total:	273,286
Size Ad	1296	Gross Are	2220	FinArea 1296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

024.0-0004-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: